

B r e e z e

Surf Pines Home Owners Association Quarterly Newsletter October 2017

President's Message

Susan Holloway



PRESIDENT'S THOUGHTS FOR SURF PINES RESIDENTS

It was a beautiful summer in Surf Pines with sunshine for us and gloriously high grass for the elk to enjoy. The arrival of the rain seems almost welcome and lowers the danger of grass fires. I am always sorry to see the summer flowers and vegetables go, but the smell of fall can minimize the loss. We are lucky to have seasons.

It was a busy summer in Surf Pines~~garage sales and picnics, paving and repairs, and lots of construction projects changing the landscape. The Annual Meeting was well attended; the budget passed, and two new Board members were elected by you. John Yerke and Gheri Fouts have joined the Board. I have included additional information about Board members inside this issue.

Thank you to everyone who worked to make the summer events successful. The garage sale and picnic were organized and hosted by Community Relations Committee. I believe it was the largest attendance at a picnic in a long time. I hope everyone had a wonderful time. The Roads and Grounds Committee oversaw the road paving and in fact continue to work on correcting some issues. And John and Carol Gates worked tirelessly to keep the gates going up and down, the park ready for the picnic, the paths and right of ways mowed, and the Association looking good for you and your summer guests.

Your Board will tackle big issues this year. The agenda includes discussions and decisions about the budget approved **Reserve Study**, updating our Association to **comply with new state of Oregon legislation**, always representing you with **issues with financial implications**, and **the vacation rental discussion**.

A community of hundreds of people sharing a couple of miles of space inevitably causes friction now and then. Differences of opinions and life styles need to be tolerated and not torn down. Shared values need to be appreciated over differences. Start a conversation not a standoff. As a Board, we will continuously work to foster a feeling of community as we work through the differences. The Board will handle issues with compassion, respect and fairness to all. We hope that each of you will behave similarly.

I look forward to the fall at Surf Pines as the grasses die back, the baby elk grow up, and we celebrate our beautiful environment. I hope to see you at Octoberfest on November 4th, our fall celebration.



Surf Pines Board Members

From left to right: Norma Keever, John Yerke, Gheri Fouts, Clarke Powers, Susan Holloway

THE SURF PINES HOMEOWNERS ASSOCIATION WELCOMES TWO NEW BOARD MEMBERS



Gheri Fouts

Gheri is an eleven-year Surf Pines resident and former Board Treasurer, living at 89531 Shady Pines. Gheri brings professional experiences to the position of Board Member, including Chairman of the Science Department of Maryknoll High School, Board Membership of the Palms Condominium Association in Honolulu, and President of the Trails End Artists Association. She hopes that her training in team work and leadership will be relevant to the current Board work. Some goals for her time on the Board include the road paving schedule, Surf Pines Lane usage, and a review of the gate beautification.



John Yerke

Four generations of Yerkes have made 89168 Manion Drive their second home since 1973, and John and his wife try to leave their Seattle home to spend at least a week here each month. John brings extensive professional and non-profit experience to the Board, including three years as President of the 99 lot Washington National Estates Homeowner Association near Seattle, Board of Directors and Chair of the Finance Committee for Samaritan Health Service headquartered in Corvallis, and as a twenty-year employee of Weyerhaeuser Co. and Willamette Industries which Weyerhaeuser acquired. His last two positions were VP of Manufacturing for the divisions of Cellulose Fibers and Containerboard, including responsibilities for safety, environmental compliance, product quality and profitability. Some goals include enhancement of the park, a more aggressive action to address Scotch Broom, and allowing pedestrian access through Pine Hurst.

Security Corner

John Gates

It looks like Summer has come to an end and the Fall rain is upon us! I hope you have all remembered to disconnect your outside hoses and covered your faucets. If the snow on Mt. Hood is any indication of what our winter is going to be like, it is very important to winterize your home. Especially if you are not a full-time resident.

The hot issue in Surf Pines since the annual meeting has been short-term rentals. I have met with either the owners, or the property managers of all the short-term rentals, and gone over the rules for renting. Since then I have had no further complaints.

My last couple of weeks have been busier than normal with a car hitting the exit gate, and a few days later a car hitting the post by the key pad at the north gate, and then a truck hitting a fire hydrant at the south end. While these weren't all caused by excess speed, slowing down could have prevented a couple of them from happening. Please watch your speed!

I want to thank those of you who called me about strangers going down driveways and into yards. With your help, I was able to apprehend those individuals and escort them from our neighborhood.

In closing I am wishing all of you that head South for the winter a warm and sunny time, and for those of us who stay here I hope we can enjoy a mild and quite winter.

Thank you all,

John Gates
Surf Pines Security



From Our Neighbors

VACATION RENTAL DISCUSSION: TWO POINTS OF VIEW

Viewpoint Daniel Stearns

Have you ever stayed in a mini-hotel? We have at least 18 of them in Surf Pines, most of them sleeping 13-16 people. Mini-hotel is the word that is trending to describe these residential money-makers that are putting a whole gaggle of folks into a 2 to 4-bedroom home that used to house a couple or a family.

In the last year especially this has become problematic in Surf Pines for neighbors who unfortunately own a home right next to one of these short-term vacation rental businesses. These homes have created increased noise at all hours, increased traffic-- up to 100 cars a day in the summer, strangers coming and going, garbage from those guests put into residents' garbage cans, public drunkenness, dogs running loose chasing elk and deer, wear and tear on roads and gates, extra need for security, and overly intense yard lighting.

One short-term vacation rental advertises on the Internet that the house is located in the "quiet and serene gated community of Surf Pines."

A group of concerned residents, who live here to enjoy that serenity, has taken this matter to the Board for resolution and has received little or no support. We feel that this is a neighborhood of residential homes, and that mini-hotels belong in business districts, close to services. We want to see enforceable policies put in place governing short-term vacation rentals, and we want to see limits put on how many are allowed in Surf Pines in order to maintain the residential quality we all enjoy.

The opposition, so far, has come from current landlords owning short-term vacation rentals in our community. I believe we have made it clear in our Mission Statement that we are against any **new** short-term vacation rentals, and have never expressed interest in shutting down current businesses.

Your input and ideas are welcome and will be considered to achieve our goal of creating and maintaining our community of Surf Pines as a beautiful area where we can experience the ocean, the ever-present wildlife, and a serene setting.

The heritage of the Pacific Northwest is right in our own yards.

Viewpoint Phil Massebeau

Kirsten and I are one of nineteen Surf Pines residents who occasionally rent their homes as a vacation rental. There is currently heated discussion about vacation rentals and I wanted to let you know our story.

Kirsten and I have been renting our house in Surf Pines for over 10 years. When I bought the property I fully intended it to be a vacation rental. I love Surf Pines with all of the wildlife and its very quiet setting. However, I live next door to my wife's mother and her husband who both need our help. Otherwise, we would be full time residents. Someday I'm sure we will.

In the 10 plus years that I have rented our house I have never had a complaint from any neighbor. My neighbor to the south has been a great ally and we help each other with anything that comes up. He stands with me on almost any issue. My neighbor to the north is the third owner who has been there. They are very nice people and it's a family house shared by many. They have shown an interest in vacation renting their house also. It is a way that many people can maintain their homes and pay their taxes.

As for myself, this is my only income. I was self-employed my whole life so there is no Social Security for me. I am 68 years old and not likely to start a new career. I guess some people are worried about noise and traffic, but I'm worried about taxes, insurance, and taking care of my mother-in-law who is 90 and her husband who has no legs. I believe that other vacation rental owners have family matters, health issues, and businesses that keep them from being full-time residents.

Vacation rentals pay a lot of taxes to your county. Room taxes and property taxes represent most of the revenue for the county and the state. As a homeowner, my property taxes are far less than as a vacation rental owner. I have to pay both.

As far as vacation rentals tearing down our community spirit, I believe the process of attacking your neighbors for your own interest does much more harm. Putting names to each side of this issue hurts our community in ways that will never be healed.

So many people have stayed at my house and they have experienced and written the most unbelievable reviews. They have had weddings, honeymoons, family reunions, and spreading of their loved one's ashes there. The first firemen on the dune fire last summer came from my house. They were on vacation and saw it, and fought it from the beginning. Many people return every year. It would be a tragedy and very selfish to take that away.

Community Relations

Katie Weber

Roads and Grounds

Richard Puetz

FAMILY HARVEST POTLUCK

Save the date of Nov. 4th – 5 P.M.

Surf Pines is hosting a Harvest Potluck at Camp Kiwanilong in Warrenton across from the soccer fields on Ridge Rd. This is your chance to sample our brauts, sauerkraut, sausage, and various other dishes. Get creative and bring a side dish of your choice to share. This is a family event so your children are welcome.

We will also have water and sodas but if you prefer an adult beverage to go with your brauts, then by all means bring your choice of drink. If you need a ride, please call Nancy Kruger 503-861-3815 to make arrangements. Be sure to mention this potluck to your neighbors and make it a fun group event. Looking forward to seeing you there.



Surf Pines “on the lighter side”

It looks like summer may have finally finished. The Roads and Grounds Committee has asked a local vendor to provide street sweeping to remove the pine needles from the streets and side apron and that has been completed. Vendors will be emailed a scope of work for the removal of trees that have become hazardous to the community; we have marked them with yellow caution tape. Vendors will be bidding on this and their response will be forwarded to the board for approval. Work will commence in late fall 2017.

The street paving was paved and is now in the inspection and acceptance phase. In fiscal year 2017-2018 no paving will be done but a survey will occur on a portion of Manion Drive.

Just a heads up, the traffic leaving the south gate is uncontrolled. I noticed that personally while working with Bayview Transit Mix measuring the road's compaction rate, yesterday the 22nd of September. Very few drivers slowed down for us, most were traveling at a high rate of speed. They even gave odd hand gestures as we signaled them to slow down. Probably need speed signs or something.

Have a great Fall season and enjoy the beach,

Sincerely yours

Roads and Grounds Committee of Surf Pines Association

Surf Pines Directory

To report changes and/or corrections to your directory listing, please send an email to Bonnie Rogie at brogie1@frontier.com or Call her at 503 705 8152, and she will make the changes.

Surf Pines Board

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